



CITY of TAUNTON
ZONING BOARD of APPEALS

1298 Cohannet St. - office location

15 Summer St. - mailing address

Taunton, Massachusetts 02780

Phone 508-821-1051/ 1043

Fax 508-821-1665

Denise J. Paiva, Secretary
dpaiwa@taunton-ma.gov

To view the meeting you can go to the City website, click on municipal network, then click live, and then click play. <https://taunton.vod.castus.tv/vod> or you can attend in person. Abutters may provide input in person or by correspondence received by the Zoning Board of Appeals by noon on October 28, 2021

AGENDA
ZONING BOARD OF APPEALS
OCTOBER 28, 2021 – 6:00 PM
15 Summer Street, City Hall
(in the Chester R. Martin Municipal Council Chambers)

Acceptance of September 9, 2021 minutes

Cont'd. Case # 3637 **Earley** **128 E. Water St.**
A Special Permit from Section 440 503 (d) of the Zoning Ordinance for the extension of a pre-existing non-conforming single family dwelling by allowing an 34' x 33' addition for a 3 family use having a 6.2' side setback (instead of 15 feet) **Req. to Withdraw request**

Case # 3640 **Mello** **1236 Somerset Ave.**
A Variance from Section 440 Attachment #3 of the Zoning Ordinance for the division of one lot into two lots with Lot 1 having 19,837 sq. ft. of lot area & dry area and Lot 2 having 18,381 sq. ft. of lot area & dry area (instead of 30,000 sq. ft. lot area & 22,500 sq. ft. of dry area) **Atty. Brianna Correia**

Case # 3641 **Capital Dev. Co LLC** **1 Greylock Ave. & pro. I.D. 64-178 & 64-187**
A Variance from Section 440 Attachment #3 of the Zoning Ordinance for the division of one lot into 3 lots. Lot 2 having 10,950 sq. ft. of lot area & dry area and lot 3 having 10,079 sq. ft. of lot area & dry area (instead of 15,000 sq. ft. lot area & 11,250 sq. ft. dry area) **Atty. Brianna Correia**

Case # 3642 **Mellon** **1765 Bay St.**
A Special Permit from Section 440-503 of the Zoning Ordinance for the alteration of a non-conforming use by allowing a portion of the gravel parking area to be used for outdoor storage (42,660 sq. ft)

Case # 3643**Valli****4 Butler St.**

A Variance from Section 440 Attachment #3 of the Zoning Ordinance for the replacement of an existing garage (24' x 30') having a 2 foot side setback (instead of 15')

Case # 3644**Anslow****198 Fremont**

A Variance from Section 440-602 and Section 440 Attachment #3 of the Zoning Ordinance for the division of one lot into 3 lots, Lot A having a side setback of 20 feet (instead of 25') Lot B having 55 feet of lot width (instead of 100 feet) Lot C having 67 feet of lot width (instead of 100 feet) and Lot B & C each having 54 feet of frontage (instead of 150 feet)

Atty. Brianna Correia**Case # 3645****Arsenault****Misty Lane prop. I.D. 29-127, 29-128**

A Variance from Section 440 Attachment #3 of the Zoning Ordinance to create 2 buildable lots with each lot having 125 feet of frontage (instead of 150 feet) and 25,000 sq. ft of lot area & dry area (instead of 60,000 sq. ft. of lot area & 43,560 sq.ft. of dry area) on premises situated on the **north side of Misty Lane, known as Property I.D. Map 29, parcels 127 & 128**

Case # 3646**McClellan****147 Winthrop St.**

A Variance from Section 440-709 of the Zoning Ordinance to allow the dwelling conversion of a 2 family dwelling to a 3 family dwelling on lot having 12,418 sq. ft. (instead of 15,000 sq. ft.) and allow parking in the front yard and a waiver of 6 parking spaces to 4 parking spaces.

OTHER BUSINESS: